Karen Johnson Davidson County
Batch# 1044063 DEEDQC
08/29/2023 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230829-0067722

THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Nina R Pruitt
Affiant
Subscribed and sworn to before me this the 5 day of Dec, 2019.

Martha C. Child
Notary Public
My Commission Expires: 3-8-21

MARTHA C. CHILD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills:	Map & Parcel Nos.
Sheryl Jean Lane, Glendon Thomas Pruitt & Keith Samuel Pruitt 4752 Bowfield Drive Antioch, TN 37013	Nina Pruitt 4752 Bowfield Drive Antioch, TN 37013	2D-15006

For and in Consideration of $10.00 cash in hand, Nina G. Pruitt, a widow, conveys her interest to her children, Sheryl Jean Lane, Glendon Thomas Pruitt, and Keith Samuel Pruitt, as tenants in common, in and to the following tract of land, situated, and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Debra Heights, Section 3, as of record in Book 4175, page 6, Register's Office for said County.
Said Lot No. 45 fronts 85.17 feet on the northeasterly margin of Bowfield Drive and extends back 97.43 feet on the northwesterly line and 135.65 feet on the southeasterly line to a line in the rear, which is a broken line, on which it measures 93.84 feet.

Being the same property conveyed to Glendon S. Pruitt (deceased) and wife, Nina G. Pruitt, by deeds from Joe V. Dobbs and wife, Buena M. Dobbs, of record in Book 4457, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This conveyance is made subject to the retention of a life estate in the hereinabove described property by the Grantor.
Glendon S. Pruitt died on August 11, 2013.

This is improved property known as: 4752 Bowfield Drive, Antioch, TN 37013.

Witness my signature on this the 5 day of Dec, 2019.

Nina R. Pruitt
Nina G. Pruitt, aka Nina Ruth Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Nina Ruth Pruitt, aka Nina G. Pruitt, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 5 day of December, 2019.

My Commission Expires:

3-8-2021

Notary Public

MARTHA C. CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Nina Pruitt, Quitclaim Deed
Documents

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 12-5-2019.

Affiant Signature

8-29-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY